

प्रेषक,

नृप सिंह नपलच्याल,
प्रमुख सचिव,
उत्तरांचल शासन।

सेवा में,

1. प्रमुख सचिव, वित्त
उत्तरांचल शासन।
2. महानिरीक्षक, निबन्धन
उत्तरांचल शासन।

राजस्व विभाग

देहरादून दिनांक 21 जौलाई, 2006

विषय:—भारत सरकार ग्रामीण विकास मंत्रालय द्वारा Comprehensive Modernization of Land Reforms Scheme (including Computerisation of the Registration process) के सम्बन्ध में लिये गये निर्णय के क्रम में सूचना उपलब्ध कराने के सम्बन्ध में।

महोदय,

उपरोक्त विषयक डा0 रेणुका विश्वनाथन, सचिव भारत सरकार, ग्रामीण विकास मंत्रालय के अर्द्धशासकीय पत्र संख्या 18015/1/2004-LRD दिनांक 5.7.2006 (छायाप्रति संलग्न) का कृपया अवलोकन करें। इस पत्र में भारत सरकार द्वारा भू-अभिलेखों के कम्प्यूटरीकरण, digitizing survey maps for the State as a whole के सम्बन्ध में परीक्षण करने तथा व्यय होने वाली धनराशि का आंकलन करने के सम्बन्ध में सूचना भारत सरकार को उपलब्ध कराने के लिये लिखा गया है। इस पत्र के साथ संलग्नक में निम्न बिन्दु भी सम्मिलित किये गये हैं:—

1. automatic generation of guidance values from the computer for determining stamp duty,
2. abolish use of stamp paper and arrange for payment of stamp duty and registration fee online through banks,
3. computerise the process of registration,
4. scan registered documents & return them immediately,
5. maintain a data base & return them immediately, and online.

The automatised processes will be applied for all future transactions. Earlier documents will be digitised and taken on record.

वित्त विभाग एवं पंजीकरण विभाग से सम्बन्धित सचिव, ग्रामीण विकास, भारत सरकार के पत्र एवं उसके संलग्नक में अंकित अन्य बिन्दुओं पर आवश्यक मन्तव्य एवं सामग्री उपलब्ध कराने की कृपा करें, ताकि भारत सरकार को तदनुसार अवगत कराया जा सके।

उत्तरांचल में समस्त सब-रजिस्ट्रार कार्यालयों को भी कम्प्यूटरीकृत किया जाना है। एन0आई0सी0 उत्तरांचल केन्द्र से प्राप्त सूचना के अनुसार भारत सरकार द्वारा अपने संसाधनों से अब तक केवल 05 सब-रजिस्ट्रार कार्यालयों का कम्प्यूटरीकरण किया गया है। अन्य सब-रजिस्ट्रार कार्यालय जिनका कम्प्यूटरीकरण किया जाना है कृपया उनकी सूची भी उपलब्ध कराने की कृपा करें, ताकि इन सब-रजिस्ट्रार कार्यालयों के कम्प्यूटरीकरण हेतु भी भारत सरकार से धनराशि की मांग की जा सके।

कृपया उपरोक्त सूचना जहाँ तक सम्भव हो 15 दिन के अन्दर उपलब्ध कराने की कृपा करें, जिससे भारत सरकार को समय से वस्तु स्थिति से अवगत कराते हुए धनराशि की मांग की जा सके।

संलग्नक- यथोपरि

भवदीय,

(नृप सिंह नपलच्याल)
प्रमुख सचिव

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

- ✓ 1. राज्य सूचना विज्ञान अधिकारी, एन0आई0सी0, उत्तरांचल को इस आशय से प्रेषित कि सचिव, भारत सरकार के पत्र में वित्त विभाग से सम्बन्धित प्रकरणों के अलावा अन्य प्रकरणों पर युक्ति संगत आख्या शासन को उपलब्ध कराने की कृपा करें।

आज्ञा से,

(नृप सिंह नपलच्याल)
प्रमुख सचिव



डा० रेणुका विश्वनाथन

DR. RENUKA VISWANATHAN

Tel. : 23382230, 23384467

सचिव
भारत सरकार
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SECRETARY
Government of India
Ministry of Rural Development
Krishi Bhawan, New Delhi - 110 001
E-mail : secyrd@nic.in

July 5, 2006

D.O. No. 18015/1/2004-LRD

Dear Shri Napechyal

It is proposed to hold a video conference on 11.7.2006 at 2.00 p.m. for an indepth discussion on issues connected with finalization of central assistance for the Comprehensive Modernization of Land Reforms Scheme (including computerization of the registration process) that is likely to be posed for the formal approval of the Central government very soon. I shall be grateful if you would participate in the above meeting with the following full details required for the consultation process.

I enclose herewith an outline of the proposed scheme of the Government of India. Your suggestions and reactions to the scheme may be indicated at the above video conference. You are also requested to kindly provide during the video conference information on the following issues:

1. The process and stage of computerization of land records in the State with reference to the objectives indicated in the enclosed CMLR scheme
2. The quantum of work that remains to be done for updating survey records and digitizing survey maps for the State as a whole and an assessment of the fund requirement for these operations. This assessment may kindly be indicated under the following heads:
 - a) Salaries of surveyors and related staff,
 - b) Cost of equipment,
 - c) Any other costs,
 (details to be indicated during the video conference)
3. Details of the computerization of the registration process already approved by the State, its extent, scope and time frame, the agency which is undertaking the project, the project cost and all other related details and extent of implementation. This will be discussed in detail during the video conference.

अतिरिक्त

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प्रमुख सचिव
ग्रामीण विकास मंत्रालय
नई दिल्ली

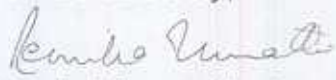
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- ✓ 4) A rough estimate of the processes required to be undertaken, their cost and the time frame for achieving the objects of the CMLR, as indicated in the enclosed Scheme, may be prepared and furnished, if so desired, during the video conference.

We look forward to your active participation and cooperation during the video conference to enable us to complete the process of integrated computerization of both the land records and registration system and, improve the delivery of essential services to the public.

With kind regards,

Yours sincerely,


(Renuka Viswanathan)

Shri N.S. Napaichyal
Principal Secretary (Revenue)
Govt. of Uttaranchal
Dehradun

ANNEXURE

Comprehensive Modernization of Land Records (CMLR) Scheme

The Comprehensive Modernization of Land Records (CMLR) scheme proposes to combine the two existing schemes for Computerization of Land Records (CLR) and Strengthening Revenue Administration & Updating Land Records (SRA&ULR) for attaining the following outcomes:

- a) Setting up a secure structure to produce on demand with minimum possibility of corruption a legally accepted RoR (title, physical condition & cultivation status) along with map (to scale) to be used by farmers and financial institutions lending to them
- b) Computerizing the following processes relating to documents that have to be compulsorily registered with respect to modifying title to immovable property:
 - 1) automatic generation of guidance values from the computer for determining stamp duty,
 - 2) abolish use of stamp paper and arrange for payment of stamp duty and registration fee online through banks,
 - 3) computerise the process of registration,
 - 4) scan registered documents & return them immediately, and
 - 5) maintain a data base & provide encumbrance certificates online.

The automatised processes will be applied for all future transactions. Earlier documents will be digitised and taken on record.

- c) Generate notices automatically after registration to all recorded interested persons as per RoR & the general public to effect mutations in the RoR and track movement of mutation applications.
- d) Digitise and update all survey records.
- e) Ensure automatic reconciliation of all village land records on real time basis for efficient administration.

- f) Set up a national level MIS & data bank for understanding land & immovable property market & policy formulation.

The scheme will be operated within a declared policy of moving towards a system of granting conclusive title for land (the Torrens system)

2. Financial and technical assistance to States will be provided by the Centre in three stages to :

- ✓ 1) *Computerize land records*
- ✓ 2) *Complete simultaneously survey & digitization of land records & computerize the registration process.*
- ✓ 3) *Automatic issue of notices to start the mutation process in RoRs to record changes effected by registration.*

The scheme also proposes to establish connectivity among data bases of States against a common code. This will require codification of selected land records attributes in village records and registration and required connectivity and software. State governments will have to do this task within protocols standardized and developed by NIC as recommended in the report of the Committee on Computerization of Land Records (CLR) of the Department of Land Resources in April, 2005. NIC will prescribe the required security protocols. The best technique for issue of RoR online (authenticated) and the best method of updating survey maps will be firmed up by consultation between DoLR, NIC, NRSA, Survey of India and State governments.

In view of the variety of laws & procedures in States, their differing requirements & different stages in development of CLR and computerising registration, customised projects have to be prepared by States, indicating the agencies (public and private sector) to be employed, outsourcing methods, user charges, timeframe, costs and legal changes.

DoLR will develop a common template of outcomes to be achieved in the State projects & a minimum list of requirements to be fulfilled by them before graduating from one phase of the scheme to the next. State projects will be approved with reference to these templates by a committee in MoRD on which DIT (NIC), NRSA, Survey of India etc. will also be represented.

State projects & progress in implementation will be monitored by a committee in MoRD headed by Secretary (RD) with DIT (NIC), NRSA, Survey of India etc. as members. The scheme will provide funds for training in India and abroad. It will also take up the necessary consultancies to draft the statutes for framing conclusive title registration.
